



MEETING: Site Review Committee
SUBJECT Northview Elementary School
ADDRESS: 257 Northview Drive
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325

LOCATION: City Hall
DATE: February 14, 2017

PRESENTERS:

E. Ric Frataccia, Superintendent of Schools
 (219) 531-3000 / frataccia@valpo.k12.in.us
 Don Torrenga, Torrenga Engineering, Inc.
 (219) 836-8918 / don.torrenga@torrenga.com
 Dion Katsouros, Skillman Corporation
 (219) 472-2281 / dkatsouros@skillman.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed additions and renovations at Northview Elementary School. Burkman stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: The proposal is to take the existing building and add a gymnasium on the south end of the building. There will be a small building addition on the north side and a small addition to the kitchen and maintenance areas located on the west side of the building. Improvements will be made to the sidewalks in and around the school off of Napoleon Street. New sidewalks will be coming off of the existing sidewalk and new sidewalks are being proposed on the east side of the school off of the parking lot and the sidewalks that will lead up to the various building additions. Currently, there is no storm water detention at Northview Elementary School. The water coming off of the building rooftops goes into what is considered a combined sewer. This combined sewer goes out into Campbell Street. Part of this proposal is to take the combined sewer and turn the outlet from the rooftops and from the plumbing into strictly a sanitary sewer that goes out to Campbell Street and redirects the storm water along the west side of the building back into the southeast corner of the property where an above ground dry detention pond will be constructed. Torrenga mentioned there has been a lot of discussion concerning the dry detention area. The proposal is to basically build a berm in the corner that will outlet underneath a new sidewalk on Roseland Terrace. The water will be disbursed and will go across Roseland Terrace and down the road system until it gets to wherever the water goes now. Torrenga said they will be reducing the amount of water. Now it runs off into the open fields. A new sanitary sewer will be added to the property. This will service the gymnasium. It will go due west out of the gymnasium and then north and tie back into the combined sewer that is going to be turned into a dedicated sanitary sewer. There is an existing 4" water service line coming off of Napoleon Street to approximately the middle of the existing building. There is no fire service line for this building. A fire service line will need to be added. The line will come off of Napoleon Street and go south of the new gymnasium. The line will curve around and follow the pavement and come back into the building at the new maintenance area in approximately the middle of the building on the east side. The remaining additions will all be internal.

MCALPINE: Submittal of a drainage report is required. The report needs to outline the basis for the size of the detention pond. McAlpine noted that he is curious about the additional flow being taken off the combination. This explanation can be provided with the drainage report showing the size of the water shed going to the pond. McAlpine mentioned there was some discussion about a possible advantage to directing the outlet east out of the pond toward Napoleon rather than to Roseland Terrace. Ultimately it will go to the same spot, but it will not be going over sidewalk ramps and it will prevent icing during the winter months. Burkman noted that he appreciates the constraints they are dealing with since there is no storm sewer within a few hundred feet. Burkman said we get complaints concerning icing issues and we do not want to create that type of situation here. If the water comes out to Roseland Terrace it will then trickle east across the curb ramp on the west side of the intersection. Anyone crossing in this area will probably have to walk over an icy situation. Burkman does not know if it will be any better to discharge east and keep the water in the curb line of Napoleon. At least with this case maybe it would spread out a little bit more over the parkway of Napoleon. Torrenga mentioned they will be adding small stone at the outlet to try to disburse the water. Burkman asked if the water came out to the east and discharged to Napoleon would it stay along the western line of Napoleon and allow the north/south curb ramp to remain open. Torrenga said they will look at this to determine if this will help. Torrenga shared a photo of the combined sewer. McAlpine mentioned this is a brick structure and asked if they are considering replacing it with a precast concrete structure. Torrenga said they are not planning on replacing the structure because it seems to be in fairly good condition. McAlpine said that if it remains intact after excavation around the exterior, this will be alright; however, if this was a City project it would be replaced with precast concrete. McAlpine indicated that replacement is a suggestion. A Rule 5 Permit will be required if the project is greater and one acre.

BURKMAN: Burkman mentioned the sidewalk on the north side of Roseland should be 5 feet in width and needs to be labeled on the plans. Burkman said there have been past discussions with the schools about improvements along Napoleon and the City potentially partnering in some of these improvements. Some of the improvements include modifications to the sidewalks to improve drop-off and also a desire to add some angled parking along the soccer field front. Torrenga said he was not aware of these improvements. Their direction comes from Gibraltar. Mr. Frataccia suggested Torrenga speak with Jim at Gibraltar. Mr. Frataccia thought there was going to be work on Napoleon in addition to the sidewalk. Burkman said the way it was left the impression was that Torrenga would be designing the improvements. There are some grading issues that need to be worked out. The goal was to create a safer more accessible drop-off location for parents along the west side. Burkman questioned the sanitary sewer improvements. How much of a run is involved? Torrenga reiterated that they are changing the combined sewer to be strictly a sanitary sewer. It will be a 12" line, going to the west. They will be coming out of the gymnasium with approximately a 191 ft. line to a new manhole structure B and then it will go straight north to a new manhole structure A at 212 ft. with an 8" PVC line that will tie-in to the 12". The sanitary sewer is being directed around and back into what used to be a combined sewer. Torrenga believes the sewer in Campbell Street is still combined. Burkman agreed. Burkman asked if the shaded gray area on the plans is new pavement. Torrenga said this is new pavement that replaces pavement that is being torn up. Burkman asked if the area is currently pavement. Torrenga said a small part of it is.

MS4 OPERATOR (Mingyan Zhou): 1. Sheet C-6.0, General Notes No. 13: Please change "4:1" to "3:1", so it is consistent with the requirements in "Temporary Stabilization Plans and Sequence of Implementation, Item M on the same sheet. 2. Sheet C-8.0, Construction Sequence and Common Practices for Erosion and Sediment Control, #1 – Posting and Permits: Please remove "(IF REQUIRED)" because posting is required. 3. It is stated on Sheet C-8.0, in section Construction Sequence and Common Practices for Erosion and Sediment Control, Item 3: Install Perimeter Erosion and Sediment Control states that "Protect on-site storm sewer drop inlets with

silt fence material or equivalent measures. Refer to drop inlet protection drawings". I saw at those Valparaiso Schools sites which are under construction now that silt fence material was placed under drop inlet grates as a sediment control measure. Please note this is not acceptable because the material tends to pond water and is easy to break. Drop inlet filter baskets should be used to protect drop inlets. **4.** Bio-retention pond (rain garden) is mentioned on Sheet C-8.0, Post Construction Component, and Sequence Describing Storm Water Quality Measure of Implementation section. However, I didn't see a rain garden on drawings. If a rain garden is proposed, please indicate on drawings where it will be. **5.** Oil and debris hood (SNOUT) is also proposed as a post construction BMP for this project. Please include this BMP in the Post Construction Component on sheet C-8.0. **6.** The City requires an Operation and Maintenance Manual for all post-construction storm water quality measures to facilitate their proper long term function. This manual should be a stand-alone document and shall be made available to future parties who will assume responsibility for the operation and maintenance of the post construction storm water quality measures. The manual shall include the following: **a)** Contact information for the BMP owner (i.e. name, address, business phone number, cell phone number, pager number, e-mail address, etc.); **b)** A statement that the BMP owner is responsible for all costs associated with maintaining the BMP.; **c)** A right-of-entry statement allowing City personnel to inspect and maintain the BMP.; **d)** Specific actions to be taken regarding routine maintenance, remedial maintenance of structural components, and sediment removal. Sediment removal procedures should be explained in both narrative and graphical forms. A tabular schedule should be provided listing all maintenance activities and dates for performing these required maintenance activities.; **e)** Site drawings showing the location of the BMP and access easement, cross sections of BMP features (i.e. pond, forebay(s), structural components, etc.) and the point of discharge for storm water treated by the BMP. These drawings need to be submitted both in hard copy and in digital format acceptable to the City Engineer.

ON BEHALF OF VICKI THRASHER: A State Construction Design Release is required prior to issuance of permits. A Building Permit is required. All contractors working on the project must be registered with the City.

ON BEHALF OF TYLER KENT: Exterior building elevations and landscape plan will be required as part of the Building Permit process. Submittal of detailed dumpster enclosure plans are required. Referring to Article 2, Section 2.406 is recommended. If exterior lighting is upgraded, a photometric plan will be required. This project will require bicycle racks. A Zoning Clearance is required. Kent noted that Northview is a poling location and suggested consideration be given to a separate entrance to help keep the general public out of the school.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly asked if hydrant locations will be changed. Torrenga said there are no plans to change locations. There are currently hydrants along Napoleon Street. Geskey interjected that hydrants are located at the north and south ends. Torrenga indicated there is also a hydrant in the middle. Daly requested that the Knox Box be updated with new keys. Daly requested that the Fire Department be notified concerning the location of the FDC. Katsouros indicated they will stay consistent with the other school projects. Daly is aware that doors will be numbered. Daly asked if there will be a remote fire panel at the front door. Katsouros said he will have to confirm this, but they typically do have a remote fire panel. Daly said the address should be on the door.

PILARSKI: Pilarski indicated it will be necessary to submit an updated Sheet P-501. It does not show the isometrics. The updated plan needs to be sent to Yacoub Aljobeh (yaljobeh@valpo.us). Pilarski stated that a Waiver of the Municipal Code which requires an interceptor will be required. The trap that is shown is acceptable. However, the waiver process is required. The waiver can be discussed with Yacoub Aljobeh.

GESKEY: Geskey indicated that it will be necessary to follow the Valparaiso City Utility specifications for the new fire service line. The specifications are on line. The fire service line will

be a hot tap on Napoleon Street. Water looks good. If there is more than a 100 ft. run for the new sewer, a clean-out or manhole set will be required.

STAFF COMMENTS:

ISSUES TO BE RESOLVED:

Landscaping Plan
Erosion Control Plan
Rule 5 Permit
Right-of-Way
Detailed Site Plan
Site Improvement Permit
State Design Release
Building Permit
Signage/Fencing Permit
All Contractors Must Be Registered with the City
Exterior Building Elevations
Zoning Clearance
Photometric Plan (if lighting is upgraded)
Bicycle Racks
Dumpster Enclosure Plans
Contact Fire Department for Placement of FDC
Operation & Maintenance Manuals
Updated Sheet P-501
Waiver for Interceptor